

AGENDA

PROPERTY AND RIGHT-OF-WAY COMMITTEE SPECIAL MEETING THURSDAY, JUNE 16, 2005 AT 10:00 A.M. CITY HALL 8TH FLOOR – COMMISSION CONFERENCE ROOM

ITEM ONE: **APPROVAL OF MAY 19, 2005 MINUTES**

ITEM TWO: **CITY PARK MALL – NEW TENANT PROPOSAL**

EXPLANATION: The City Park Mall has a vacancy and there are two applicants. The rent at the time the former tenant left was \$1,050.01 per month. The estimated fees for refuse are \$33.04 per month, property taxes \$125.00 per month, and sales tax \$72.48 per month, for a total of \$1,280.53 per month. This will be the minimum bid for the office space and is comparable to what the other tenants are paying. Both of the prospective tenants would like to present their proposal for your recommendation to the Real Estate office.

EXHIBIT: Exhibit A

APPEARANCE: David Choe, K&J Trading Co.
Mehdi Ahadpour, Visage

ITEM THREE: **VACATION OF AIR RIGHTS/ALLEY BETWEEN NE 2 AND 3 AVENUES, NORTH OF NE 5 STREET**

EXPLANATION: This project has been before the PROW Committee twice before - once to recommend vacation of portions of this alley while retaining some areas as easements, and the second time to recommend approval of a proposed overpass area (copies of minutes attached). Now, the developer would like a positive recommendation to vacate the air rights over the alley as the building itself will be constructed over 40-feet of it.

EXHIBIT: Exhibit B

APPEARANCE: Larry Kramer, Sterling International Investment Corp.

ITEM FOUR: **VACATION OF RIGHT-OF-WAY, NW 7 AVENUE**

EXPLANATION: John Hill would like a positive recommendation to vacate the 10-feet of right-of-way that his corporation deeded to the City on May 20, 2000. This property is not needed for right-of-way. All of the improvements (sidewalk, curb, gutter, etc.) have been constructed on the previously dedicated 10-feet, as shown on the survey. Tim Welch, Engineering Design Manager, City of Fort Lauderdale has advised he has no objections to this vacation.

EXHIBIT: Exhibit C

APPEARANCE: John Hill, Tim Welch

ITEM FIVE: **CLOSING OF RIGHTS-OF-WAY**

EXPLANATION: Timothy Tavenner and the South Middle River Civic Association (SMRCA), as well as other property owners, would like a positive recommendation to fence off:

NW 14 Street, between NW 2 Avenue and NW 3 Avenue;
NW 14 Street, between NW 5 Avenue and NW 7 Avenue; and
NW 15 Street, between NW 3 Avenue and NW 6 Avenue

while they continue the process of vacating these rights-of-way. At its meeting on November 20, 2003 (minutes attached), the PROW Committee recommended approval of these vacations.

EXHIBIT: Exhibit D

APPEARANCE: Timothy Tavenner

ITEM SIX: **SURPLUS PROPERTY - 746 NW 11 AVENUE**

EXPLANATION: Virginia Orosz would like a positive recommendation to sell the property at the corner of NW 8 Street and NW 11 Avenue. It is a vacant parcel, unbuildable, and Broward County has Quit Claimed their interest to the City. Ms. Orosz would like to landscape this parcel so that her property (Linden Apartments) abutting this parcel is enhanced. The Real Estate office suggests if the Committee should recommend selling, that the successful bidder combine this property with another larger, buildable parcel with a "unity of title" (or other) document so this will not happen again.

EXHIBIT: Exhibit E

APPEARANCE: Virginia Orosz

ITEM SEVEN: **SURPLUS PROPERTIES - 406 NW 21 TERRACE, 431 NW 21 AVENUE AND 1711 SW 12 AVENUE**

EXPLANATION: The Economic Development, Community Development, and CRA have no rise for the three properties described and shown in Exhibit D, which have been Quit Claimed from Broward County to the City. Two of these parcels are land locked, and one is unbuildable because its size. If the Committee recommends the sale of these parcels, the Real Estate office believes it is in the best interest of the City to have a "unity of title" or similar documents as prescribed by the City Attorney's office, recorded at the time of sale, so these escheatments are not likely to happen again.

EXHIBIT: Exhibit F

APPEARANCE: Gene Groves, Real Estate Officer II

ITEM EIGHT: **VACATION OF A PORTION OF ALLEY AIR RIGHTS**

EXPLANATION: Romac Investments Inc. and RBM Family Limited Partnership would like a positive recommendation to vacate the air rights over a portion of the alley between NE 4 and 5 Streets and NE 3 and 4 Avenues. They intend to build a 24-story, 164 units residential condominium and to retain the building over 105 feet of the alley, beginning at a minimum of 16 feet above grade of the alley.

EXHIBIT: Exhibit G

APPEARANCE: Josh Bailey and Jiro Yates, Agents for Owner